



## Elm Grove, Lancing



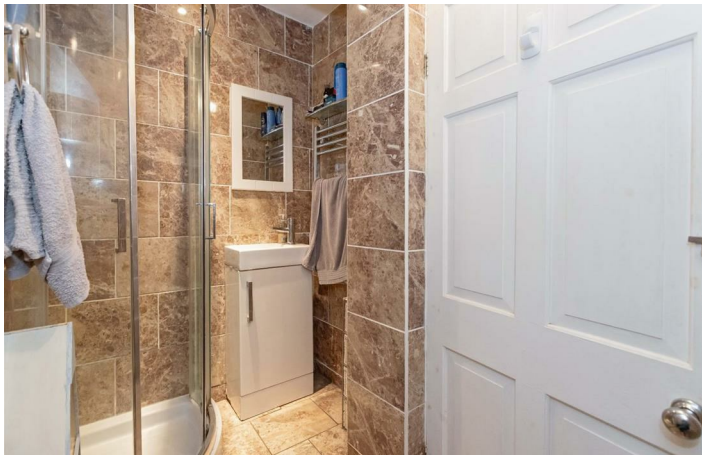
Guide Price  
**£625,000**  
Freehold

- Detached Family Home
- Two Bathrooms
- Moments From Lancing Village Centre & Mainline Station
- Ample Parking
- EPC: D
- Five Bedrooms
- Ideal For Dependent Living Or Airbnb
- Impressive Garden
- Short Walk To Beach
- Council Tax Band: E

**\*\*Guide price £625,000 - £650,000\*\*** We are delighted to welcome to the market this incredibly spacious and well presented, detached family home, ideally located just moments from Lancing village centre and mainline railway station. The impressive accommodation comprises: Reception hall, living room opening onto large conservatory, fitted kitchen/dining room, ground floor shower room/WC, further living room with bedroom and kitchen - ideal for a dependent or Airbnb, first floor landing, master bedroom with shower enclosure, three further bedrooms and family bathroom. Outside, there is a fantastic rear garden with workshop and ample off street parking for multiple vehicles. **VIEWING ESSENTIAL!!**

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## Accommodation

### Reception Hall

Double glazed window & front door, wooden flooring, radiator.

### Shower Room/WC

Fitted suite comprising: Shower enclosure, vanity unit with inset wash hand basin & cupboard under, close coupled WC, fully tiled walls, extractor fan.

### Sitting Room 15' x 13'6" into recess (4.57m x 4.11m into recess)

Double glazed window to front, picture rail, dado rail, laminate floor, radiator.

### Bedroom 14' x 7'3" (4.27m x 2.21m)

Double glazed window to front, downlighters, laminate flooring.

### Kitchen 10' x 7'2" (3.05m x 2.18m)

Double glazed window to rear, range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit, gas cooker point.

### Lounge 13'2" x 11'6" (4.01m x 3.51m)

Downlighters, dado rail, television aerial point, radiator.

### Conservatory 15'8" x 15'7" (4.78m x 4.75m)

Double glazed windows & French doors, space & plumbing for washing machine.

### Kitchen 18'4" narrowing to 8'1" x 13'1" (5.59m narrowing to 2.46m x 3.99m)

Double glazed windows to rear & side. Range of fitted wall & base level units, wood block worksurfaces, space for range cooker, space & plumbing for dishwasher, Velux window, door to side.

### First Floor Landing

Loft access, double glazed window to side.

### Bedroom One 15'2" x 11'4" (4.62m x 3.45m)

Double glazed window to front, picture rail, built in wardrobes, shower enclosure, laminate floor, radiator.

### Bedroom Two 11'6" x 11'5" (3.51m x 3.48m)

Double glazed window to rear, picture rail, laminate flooring, radiator.

### Bedroom Three 10' x 8'4" (3.05m x 2.54m)

Double glazed window to rear, picture rail, radiator.

### Bedroom Four 12'4" x 6'6" (3.76m x 1.98m)

Double glazed window to front, laminate flooring, radiator.

### Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, close coupled WC, vanity unit with inset wash hand basin and cupboard under, downlighters, fully tiled walls, radiator.

### Outside

#### Rear Garden

Laid to lawn, flowerbeds, trees, ornamental pond, timber cabin/workshop, fence enclosed with side access.

#### Parking

Ample off street parking for multiple vehicles to the front.

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# Floorplan



Total area: approx. 175.4 sq. metres (1888.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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